

PLANNING COMMISSION AGENDA

David Comden, Chair
 Jenny Lagerquist, Vice-Chair
 Mark Abbe, Commissioner
 Kara Davis, Commissioner
 Jane Farkas, Commissioner
 Scott McCarty, Commissioner
 Lucas Zucker, Commissioner

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Megan Lorenzen, Assistant City Attorney II
 Michael McDonald, City Clerk

REGULAR MEETING

WEDNESDAY, MAY 25, 2022 – 6:00 P.M.

COUNCIL CHAMBERS, 501 POLI STREET OR WEBEX EVENT

PROVIDE PUBLIC COMMENT AT THE HEARING:

The public has the opportunity to address the Hearing Officer on any item on the agenda. Persons wishing to address the Planning Commission should fill out a “Speaker Form.” The Planning Commission has adopted a three-minute limit on public speakers. The Chair may adjust the time limit if deemed appropriate. If you wish to comment on an item and do not want to speak before the Planning Commission, you may complete the “Comment” portion of the form. Forms can be found on the table by the door inside the Council Chambers.

JOIN THE HEARING VIRTUALLY (LIVE):

Please use the following link to attend the hearing virtually using WebEx:

<https://cityofventura.webex.com/cityofventura/j.php?MTID=med3f5a6c65d757f7bc30870ebc035b67>

Please Note: WebEx link only works while meeting is LIVE. WebEx recommends using Chrome, FireFox or Edge browser and downloading the WebEx App.

Join with only an “audio” connection: 1-408-418-9388/ Access Code: **2556 029 1281**

PROVIDE PUBLIC COMMENT VIRTUALLY (LIVE):

You must attend the WebEx Meeting with audio connected to your computer/device. You will see a Chat feature on your screen. You can write, “I would like to speak on Agenda Item #_ in the Chat feature. During the discussion of the item, the Chair will call for public comment. The Virtual Meeting Host will announce those requesting to speak and unmute your mic allowing you to speak to the Planning Commission. You will be heard, but not visible on screen. You will have 3 minutes to provide your comments. When you finished, your mic will be muted.

SUBMIT PUBLIC COMMENT VIA EMAIL:

Submit your comments via email by **4:00 pm** on the Planning Commission hearing date of **May 25, 2022**. Please submit your comment using this form using the following link or QR code www.cityofventura.ca.gov/publicinput. You can also send an email to permits@cityofventura.ca.gov (up to 1000 characters). When sending an email, please indicate in the Subject Line, the Agenda item number (i.e., Item No. 8A). Your form/email will be read by Hearing Officer and placed into the item’s record.



WATCH THE HEARING:

Watch a live stream of the meeting at <https://www.cityofventura.ca.gov/718/Videos>, YouTube at <https://www.Youtube.com/cityofventura/live> or on Cable TV – Channel 15, live and replayed as listed on CAPS media schedule.

The agenda, staff reports, project plans, and any materials related to an agenda item submitted to the Planning Commission are available on the City’s website:

<https://ca-ventura.civicplus.com/AgendaCenter/Planning-Commission-19>

ROLL CALL

PUBLIC COMMUNICATIONS – Public Communications is the time set aside during the Committee meetings for members of the public to address the Committee on planning related business other than scheduled agenda items.

CONSENT ITEMS

1. Approval of the Planning Commission March 23, 2022 Meeting Minutes.

Recommendation: Approve, as presented.

Materials: [minutes](#)

FORMAL ITEMS

2. PROJ-15323 - Del Sol Design Review, Warrants, Exceptions, and Lot Line Adjustments located at the southwest corner of Wells Road between Blackburn and Telegraph Road.

Request for Major Design Review, Warrants, Exceptions and Lot Line Adjustments for a residential development with 89 townhome units and 112 single-family homes on a 38-acre site located in the Neighborhood Edge (T3.1) and Neighborhood General (T3.2) zones within the Parklands Specific Plan.

Recommendation: That the Planning Commission approve the Major Design Review, Warrants, Exceptions, and Lot Line Adjustments, as conditioned.

CEQA Determination: Under the provisions of the California Environmental Quality Act (CEQA) this project is covered under the Final Environmental Impact Report (EIR-2459) for the Parklands Specific Plan adopted by City Council on August 3, 2009 (Resolution 2009-052).

Staff: Gene Burse, Senior Planner

Applicant: Judi MacLean, Shea Homes

Material: [staff report](#), [resolution](#), [project plans](#), [lot line adjustment](#), [warrants and exceptions](#), [standards](#), public comment

3. PROJ-15322 – Permanent Streamlining Ordinance Amendments.

Request for a Municipal Code Text Amendment to amend Division 24 (Zoning Regulations) for streamlining purposes.

Recommendation: That the Planning Commission, by resolution, recommend that the City Council adopt ordinance amendments to Division 24 for streamlining purposes.

CEQA Determination: The proposed amendments qualify for the General Rule or Common-Sense Exemption to the California Environmental Quality Act (CEQA) (Section 15061(b)(3)) because there is no possibility that the ordinance could have a significant effect on the environment, thus the activity is not subject to CEQA.

Staff: Peter Gilli, Community Development Director

Applicant: City of Ventura

Material: [staff report](#), [resolution](#), [streamlining amendments](#), [public comment](#)

INFORMATIONAL ITEM

4. 2021-2029 Housing Element Update.

A verbal update on the progress of the 2021-2029 Housing Element since its adoption by the City Council on January 31, 2022 will be provided at the meeting. There is no staff report associated with this item.

Staff: Peter Gilli, Community Development Director

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, May 19, 2022 on the City website, in the Public Meetings/Agenda Center: <https://www.cityofventura.ca.gov/714/Planning-Commission>.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this notice in court, you may be limited to raising issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the City of San Buenaventura at, or prior to the public hearing.

In compliance with American with Disabilities Act, if you need special assistance to participate in this meeting, call (805) 654-7869 or the California Relay Service at (866) 735-2929. Notification 72 hours in advance of the meeting will enable the city to make reasonable arrangement to ensure accessibility to the meeting.